



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 12 August 2015  
TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING  
PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. Sign language interpreters are available upon request.

**COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS**

4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING

### I. Commercial Applications, Continued:

Application 15.1479 647 Boylston Street  
Applicant: Hezekiah Pratt (arch't): Construct 1-story roof addition

### II. Commercial Applications, New:

5:15 P.M.  
Application 16.148 338 Newbury Street  
Applicant: AKC Ventures, LLC d/b/a Xtend Barre Newbury Street (tenant): Install second projecting sign at common entry

5:30 P.M.  
Application 16.155 745 Boylston Street  
Applicant: Kenneth A. Gruskin (arch't): Replace/install additional signage

5:45 P.M.  
Application 16.143 793 Boylston Street  
Applicant: BBRG TR, LLC d/b/a Abe & Louie's (tenants): Construct secondary stoop at storefront, replace door

### III. Residential Applications, Continued: (None)

### IV. Residential Applications, New:

6:00 P.M.  
Application 15.1476 330 Beacon Street  
Applicant: Alpha Weatherproofing Corp. (contractors): Replace stucco penthouse cladding with 2-in. square ceramic tiles

6:15 P.M.  
Application 16.118 90 Commonwealth Avenue  
Applicant: Mediate Management Co. (owner's agent): Replace metal flue at rear elevation

### V. Administrative Review / Approval: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

*Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.*

**▶ PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval. If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at [william.young@cityofboston.gov](mailto:william.young@cityofboston.gov). Thank you.

**V. Administrative Review / Approval** *[continued]*:

Application 16.158 119 Beacon Street: Repair/repoint masonry  
Application 16.165 163 Beacon Street: Restore 2 units of window sash  
Application 16.133 171 Beacon Street: Replace 3 units of window sash  
Application 16.156 204-206 Beacon Street: Repair common entry stoop  
Application 16.112 206 Beacon Street: Replace copper gutters/downspouts, mansard slates, etc.  
Application 16.134 234 Beacon Street: Replace entry canopy; repair/repaint masonry, entry door, etc.  
Application 16.157 243 Beacon Street: Repair front & rear entry stoops  
Application 16.113 256 Beacon Street: Repair entry stoop  
Application 16.132 267 Beacon Street: Repair stoop/façade masonry  
Application 16.114 294 Beacon Street: Repair/repoint masonry; replace lintels, etc.  
Application 16.144 295 Beacon Street: Replace 5 units of window sash  
Application 16.159 365 Beacon Street: Install wood rear-yard fence, brick parking-court pavers  
Application 16.160 452 Beacon Street: Replace flat roofing mat'l, gutters, skylights; rebuild deck, reinstall railing, etc.  
Application 16.115 512 Beacon Street: Repair/repoint brick, cast-stone masonry; remove paint; replace window caulking, etc.  
Application 16.116 811 Boylston Street: Replace signage  
Application 16.163 220 Clarendon Street: Repair/surface stucco  
Application 16.117 273 Clarendon Street: Repair/repaint window trim, cornice/soffit; replace caulking; repoint masonry, etc.  
Application 16.140 30 Commonwealth Avenue: Replace previously approved roof decks, skylights; reinstall railings, etc.  
Application 16.119 124 Commonwealth Avenue: Repair entry stoop  
Application 16.120 186 Commonwealth Avenue: Replace roof deck to previously approved footprint; reinstall railings  
Application 16.121 255 Commonwealth Avenue: Replace flat roofing mat'l, mansard slates; rebuild chimneys, etc.  
Application 16.020 257 Commonwealth Avenue: Replace deck, railing at lower roof  
Application 16.022 353 Commonwealth Avenue: Repl flat roofing, flashing mat'ls  
Application 16.122 373 Commonwealth Avenue: Replace 5 units of window sash  
Application 16.123 413-419 Commonwealth Avenue: Repair chimneys  
Application 16.130 416 Commonwealth Avenue: Replace balcony door  
Application 16.019 31 Hereford Street: Repair rear parking court  
Application 16.124 45 Hereford Street: Repoint masonry  
Application 16.125 37 Marlborough Street: Repaint window trim  
Application 16.126 78 Marlborough Street: Repair entry stoop  
Application 16.149 134 Marlborough Street: Replace flat roofing/copper gutter; repair entry stoop, etc.  
Application 16.151 170 Marlborough Street: Repair rear oriel  
Application 16.150 172 Marlborough Street: Repair rear oriel  
Application 16.141 288 Marlborough Street: Repoint masonry  
Application 16.166 392 Marlborough Street: Restore entry doors  
Application 16.139 403 Marlborough Street: Replace flat roofing, flashing mat'ls  
Application 16.161 85 Newbury Street: Install fascia signage  
Application 16.152 163 Newbury Street: Repair entry stoop  
Application 16.127 167 Newbury Street: Install signage  
Application 16.162 220 Newbury Street: Replace 9 units of window sash  
Application 16.128 221 Newbury Street: Replace entry door  
Application 16.135 238 Newbury Street: Replace flat roofing mat'ls  
Application 16.164 299 Newbury Street: Install projecting/window signage  
Application 16.129 335 Newbury Street: Install signage  
Application 16.136 341 Newbury Street: Repoint masonry; remove flagpole; replace entry doors as per previous approval  
Application 16.153 352 Newbury Street: Replace signage

**PROJECTED ADJOURNMENT:** 6:45 P.M.

**DATE POSTED:** 30 July 2015

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

BACK BAY ARCHITECTURAL COMMISSION

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Bettina Chiu Janco, Patti Quinn, Sharon Steinberg, Lex Stevens, Alfred Wojciechowski;  
*Alternates:* David Eisen, Jerome CooperKing, Jane R. Moss, Kenneth Tutunjian, *one vacancy*

cc: Applicants/Property Owners  
City Clerk  
Law Department

Mayor  
Office for Persons with Disabilities  
Architectural Access Board

Commissioners  
*Boston Courier; Back Bay Sun*  
*Abutters (design review; from most recent tax lists)*